



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

TR065296-(4)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 065296
Environmental Assessment No. T200600020

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Golden Elephant, LLC

MAP/EXHIBIT DATE:

8-12-14

SCM REPORT DATE:

9-11-14

SCM DATE:

9-18-14

PROJECT OVERVIEW

To subdivide three existing single-family parcels into nine single-family lots and one recreation lot on 1.8 acres. Existing structure to be demolished.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit %A+

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☐

2nd Revision: ☐

Additional Revisions (requires a fee): ☒ 4th

LOCATION

15577 Denley Street, Hacienda Heights

ACCESS

Denley Street

ASSESSORS PARCEL NUMBER(S)

8218-017-052, -053, -074

SITE AREA

1.87 gross (1.85 net) acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

SUP DISTRICT

4th

LAND USE DESIGNATION

H9

ZONE

R-1

PROPOSED UNITS (DU/AC)

9

MAX DENSITY/UNITS (DU/AC)

16

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

A determination of Negative Declaration was made on July 31, 2007. Since that time the project has become inactive. A new Initial Study and filing fees are required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	See dept.	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	See dept.	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	See dept.	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	See dept.	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Exhibit Map/Exhibit %A+ Revision Required: ☐

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☒

Revised Application Required: ☒

Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. The tentative map must be revised as indicated below. An updated environmental review must be completed. Other additional information and materials are required. See below comments.*

Tentative Map (Required):

1. Add the Land Use Designation (H9).
2. Number Lot 10 and call-out as an Open Space (OS) lot on the tentative map and application.
3. Revise the waiver note to say: A waiver of street frontage for Lots 2-9 is requested.

Administrative/Other:

4. The County may require an access easement for the internal sidewalk as a condition of tentative map approval, to be depicted on the final map.
5. Project environmental review pending submittal of map revision and any additional information required.
6. Request to waive street frontage requirement may be considered if all road and access requirements of Public Works and Fire can be met. Provide a written justification for the street frontage waiver based on Code Section 21.24.040.
7. Provide a list of officers and incorporation papers for the LLC.
8. Provide a completed and signed copy of the owner's affidavit from the Land Division Application.
9. Provide at least 12 **color** photos of the interior of the property taken within the last 90 days.
10. Provide at least three **color** photos of the existing 72+tree trunk and canopy.
11. Provide a copy of a grant deed showing ownership of all three parcels.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A signed and dated cover letter describing all changes made to the map
- 6 Folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A"
- One (1) digital copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials (such as a revised application) requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions at 213-974-6433 to schedule the appointment. Prior to scheduling, you are advised to contact the case planner and discuss the map revision and other materials.